



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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4630 43 Street NE
Calgary, Alberta

MLS # A2251270



\$725,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,753 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome home to this spacious 2 story split with LEGAL BASEMENT SUITE for an extra income. Walk through the front doors to a living room with comfortable high vaulted ceilings. Hardwood floors on this level. Another living area with fireplace. Stainless steel appliances and plenty of cabinetry in the kitchen. Exit through the doors off the dining area to your spacious deck, perfect for the summer BBQs. Laundry and 2 piece washroom also on this floor. Upstairs you will find a comfortable master bedroom with his and her closets and a master ensuite. The other two bedrooms are on the other side of the full bath, giving some privacy. Large fenced backyard, plenty of space for your children to run around. Back lane with a gate in the fence that can be opened where you can park a small RV as well. Conveniently located close to all amenities: schools, playgrounds, Hospital, shopping, grocery, airport and LRT/public transportation. New furnace and hot water tank in 2024.